

074.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

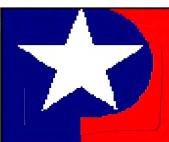
886,200 / 886,200

USE VALUE:

886,200 / 886,200

ASSESSED:

886,200 / 886,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SPEARE PHILIP A/ETAL	
Owner 2: SPEARE AMY	
Owner 3:	

Street 1: 118 RIDGE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SPEARE PHILIP A/ETAL -	
Owner 2: HALL AMY E -	

Street 1: 118 RIDGE STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry: U

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .272 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2864 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer		
n		Electri		

Census:		Exempt		
Flood Haz:				

D		Topo		
s		Street		

t		Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11840.000	343,600		542,600	886,200		46783
							GIS Ref
							GIS Ref
							Insp Date
							10/05/18

PREVIOUS ASSESSMENT								Parcel ID	074.0-0004-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,600	0	11,840.	542,600	886,200		Year end	12/23/2021
2021	101	FV	330,800	0	11,840.	542,600	873,400		Year End Roll	12/10/2020
2020	101	FV	330,800	0	11,840.	542,600	873,400	873,400	Year End Roll	12/18/2019
2019	101	FV	315,700	0	11,840.	542,600	858,300	858,300	Year End Roll	1/3/2019
2018	101	FV	315,700	0	11,840.	465,100	780,800	780,800	Year End Roll	12/20/2017
2017	101	FV	315,700	0	11,840.	434,100	749,800	749,800	Year End Roll	1/3/2017
2016	101	FV	315,700	0	11,840.	372,100	687,800	687,800	Year End	1/4/2016
2015	101	FV	263,700	0	11,840.	333,300	597,000	597,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SPEARE PHILIP A	40271-248		8/1/2003	Family			1	No	No				
SCHLISSEL MARK/	26486-393		7/11/1996			244,000	No	No	Y				

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
2/21/2013	228	Manual	2,700	C		G10	GR FY10	ADD 2ND FLOOR	10/5/2018	MEAS&NOTICE	BS	Barbara S			
6/16/2008	661	Addition	173,685					REMODEL KIT/POR TO	5/23/2013	Info Fm Prmt	EMK	Ellen K			
6/15/1999	368	Alterati	32,206					REBUILD WDK	2/24/2009	Meas/Inspect	163	PATRIOT			
9/3/1993	428	Manual	1,075						11/5/1999	Mailer Sent					
									10/14/1999	Measured	263	PATRIOT			
									7/21/1999		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11840	Sq. Ft.	Site			0	70.	0.65	4									542,640						542,600	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 21 - Split Level		Full Bath: 1	Rating: Average	A Bath:	Rating:	WK IN PRG PERMIT IN WINDOW OF KIT. FRPLs DON'T WORK.															
Sty Ht: 2 - 2 Story		3/4 Bath: 1	Rating: Fair	A 3QBth: 1	Rating: Good																
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																
Foundation: 1 - Concrete		OthrFix:	Rating:																		
Frame: 1 - Wood		RESIDENTIAL GRID																			
Prime Wall: 1 - Wood Shingle		1st Res Grid Desc: Line 1 # Units 1																			
Sec Wall: 2 - Clapboard	25 %	Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Roof Struct: 1 - Gable		A Kits:	Rating:	Other																	
Roof Cover: 1 - Asphalt Shgl		Fpl: 2	Rating: Average	Upper																	
Color: GREEN		WSFlue:	Rating:	Lvl 2																	
View / Desir:		Lvl 1																			
GENERAL INFORMATION				Lvl 1																	
Grade: C+ - Average (+)				Lower																	
Year Blt: 1960	Eff Yr Blt:	Totals												RMS: 9	BRs: 3	Baths: 1	HB				
Alt LUC:	Alt %:																				
Jurisdct: G10	Fact: .																				
Const Mod:																					
Lump Sum Adj:																					
INTERIOR INFORMATION																					
Avg Ht/FL: STD																					
Prim Int Wal: 1 - Drywall																					
Sec Int Wall:	%																				
Partition: T - Typical																					
Prim Floors: 3 - Hardwood																					
Sec Floors:	%																				
Bsmnt Flr: 4 - Carpet																					
Subfloor:																					
Bsmnt Gar: 1																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS												PARCEL ID 074-0-0004-0002.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	18X10		A	AV	1995		0.00	T	19.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:									